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**CLARK COUNTY PLANNING COMMISSION
THURSDAY, FEBRUARY 19, 2009**

5:30 p.m. – WORKSESSION

Item: Railroad Industrial District – Fred Abraham

**6:30 P.M. - PUBLIC HEARING
BOCC HEARING ROOM, 6TH FLOOR
PUBLIC SERVICES BUILDING
1300 FRANKLIN STREET
VANCOUVER, WA**

AGENDA

I. CALL TO ORDER

II. ROLL CALL & INTRODUCTION OF GUESTS

III. GENERAL & NEW BUSINESS

- A. Approval of Agenda for February 19, 2009
- B. Approval of Minutes for January 15, 2009
- C. Communications from the Public

IV. PUBLIC HEARING ITEMS & PLANNING COMMISSION ACTION:

A. AMENDMENTS TO THE 20-YEAR COMPREHENSIVE GROWTH MANAGEMENT PLAN DOCUMENT, ARTERIAL PLAN MAP AND ZONING MAP, UDC TITLE 40 CHAPTERS 40.200.020 AND 40.250.050 REGARDING THE MILL CREEK SUB-AREA PLAN.

To consider the adoption of a Mill Creek Sub-Area Plan (the Plan). The Mill Creek Sub-Area is part of the Three Creeks Special Planning Area as designated by the 20-Year Comprehensive Plan 2004-2024.

The proposed amendments will include a comprehensive plan text amendment to add a Mill Creek Overlay District, an implementing zoning map, an amendment to

the Arterial Plan Map, and amendments and additions to UDC Title 40 related to the establishment of a Mill Creek Overlay District.

The draft Plan and code changes are available on the county's web page at <http://www.clark.wa.gov/longrangeplan/projects/mill-creek.html>. Staff recommendations to Planning Commission will be available 14 days prior to the hearing date listed above. Contact Sonja Wiser (360) 379-2375, ext. 4105, Administrative Assistant to the Clark County Planning Commission, to receive an agenda and staff report for the meeting.

Staff Contact: Michael Mabrey (360) 397-2280, Ext. 4343 or e-mail: Michael.Mabrey@clark.wa.gov

B. PROPOSED AMENDMENT TO TITLE 40.550.020 (VARIANCE ORDINANCE) and DELETION OF TITLE 40.260.110 (RESIDENTIAL INFILL ORDINANCE):

The proposed change to the variance ordinance reads as follows:

40.550.020 Variances

A. Type I and II (Administrative) Variances.

1. The responsible official may grant a variance to numerical standards including but not limited to: setbacks, buffers, building height, landscaping width, lot area, lot coverage, lot dimensions and parking standards but not including ~~lot area, density or~~ qualifying standards for a programs such as ~~infill or~~ density transfer as provided in this title.
2. An application for a variance(s) pursuant to this section shall be subject to Type I review if the variance(s) is for up to and including ten percent (10%) of the numerical standard(s) in question, except as provided in Section 40.550.020(A)(4). The responsible official shall grant a variance on lot area of up to ten percent (10%).
3. An application for a variance(s) pursuant to this section shall be subject to Type II review if the variance(s) is for:
 - a. more than ten percent (10%) up to and including twenty-five percent (25%) of the numerical standard(s) in question, except as provided in Section 40.550.020(A)(4 5); ~~or-~~
 - b. up to ten percent (10%) on more than one lot.

The responsible official may not approve an administrative variance of more than twenty-five percent (25%) of a numerical standard.

The Planning Commission will also consider that the special use provisions of the code related to infill (Title 40 section 40.260.110) be deleted in their entirety.

Staff Contact: Laurie Nicholson (360) 397-2280, Ext. 4544
or e-mail: Laurie.Nicholson@clark.wa.gov

V. OLD BUSINESS

VI. NEW BUSINESS

VII. COMMENTS FROM MEMBERS OF THE PLANNING COMMISSION

VIII. ADJOURNMENT

SUBMISSION OF WRITTEN TESTIMONY:

If you bring written testimony to read at the hearing, the Planning Commission would request submission of at least ten copies for the record (seven copies for Planning Commission and three copies for staff).

E-MAIL TESTIMONY:

*Testimony can be e-mailed to the Community Planning Department at the following e-mail address: **sonja.wiser@clark.wa.gov** PLEASE NOTE: All e-mails need to be received no later than **48 hours prior** to the hearing and need to include full name, address, city, zip code, and phone number to be included as parties of record.*

FAXED TESTIMONY:

*Testimony can be faxed to Community Planning at (360) **759-6278**, Attn: Sonja Wiser, Administrative Assistant. All correspondence should be faxed **no later than 48 hours prior** to the public hearing in order to give staff adequate time for xeroxing and distribution.*

ACCOMMODATION OF PHYSICAL IMPAIRMENTS

*The Public Service Center is wheelchair accessible. If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. **Voice** (360) 397-2000; **Relay** (800) 833-6384; **E-mail** ADA@clark.wa.gov.*

HEARING COVERAGE:

Coverage of this evening's hearing may be cable cast live on Clark/Vancouver television channel 23 or 21, on cable television systems. For replay dates and times, please check your local television guide or www.cvtv.org

Web Page at: <http://www.clark.wa.gov>